



GUIDELINES & STANDARDS

GUIDELINE A.09 – Residential Group R-3.1 Occupancies

A.09.1 PURPOSE

The purpose of this guideline is to provide the minimum requirements necessary for review and approval of residentially based 24-hour care facilities. The regulations regarding a residentially based 24-hour care facility is found in the California Code of Regulations Title 19, California Fire Code (CFC), and California Building Code (CBC).

A.09.2 SCOPE

This guideline shall apply to residentially based 24-hour care facilities providing accommodations for six or fewer clients of any age. Clients may be classified as ambulatory, nonambulatory, or bedridden.

Such residentially based 24-hour care facilities may include adult residential facilities, group homes, and residential care facilities for the elderly.

1. Permits shall be secured from the Building Department for any structural, electrical, mechanical, or plumbing modifications. Any Building Department permits shall be finalized prior to the Fire Department fire clearance inspection. Upon Fire Department approval, a Fire and Life Safety form will be completed and forwarded to the governmental licensing agency.
2. A Zoning Compliance letter is required to be obtained from the City's Planning Division. They can be contacted at (949) 644-3200. The following information is required:
 - a. A copy of your state license or your pending state license.
 - b. A statement responding to each of the applicable requirements required by Section 20.48.170 to show compliance with this section:

<http://www.codepublishing.com/CA/NewportBeach/html/newportbeach20/NewportBeach2048.html#20.48.170>

- c. A statement explaining that the operation will not be defined or classified as an integral facility per our Zoning Code as they are not permitted within the Zoning District. Definition from the Zoning Code:



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Integral facilities (land use)" means any combination of two or more residential care (small licensed, small unlicensed, or general) facilities that may or may not be located on the same or contiguous lots, that are under the control and management of the same owner, operator, management company or licensee or any affiliate of any of them, and are integrated components of one operation shall be considered one facility for purposes of applying Federal, State, and local laws to its operation. Examples of integral facilities include, but are not limited to, the provision of housing in one facility and recovery programming, treatment, meals, or any other service or services to program participants in another facility or facilities or by assigning staff or a consultant or consultants to provide services to the same program participants in more than one licensed or unlicensed facility.

Residential Group R-4 Occupancy - Facilities providing accommodations for more than six clients shall begin by applying for a Use Permit at the Newport Beach Planning Department. If the Use Permit is approved, a code analysis shall be submitted to the Fire Department evaluating the request for a change in occupancy. Once reviewed, plans may be required to be submitted to the Building Department if alterations to the building are required due to the change in occupancy.

A.09.3 PROCEDURE

Prior to requesting a fire and life safety inspection, new and existing facilities shall submit a site plan to the fire department. Please submit the drawing at least two weeks prior to requesting an inspection.

The plan shall include the occupancy classification, number of clients and staff, building address, location of smoke alarms and fire extinguisher, exit doors, hallway widths, stairs, and gates.

Include furniture layout for each client bedroom. Furniture shall be in place for the fire department inspection.

Use this guideline to ensure that your plans have at least the minimum amount of information required to begin a review. Depending on the project, it may be necessary to provide additional information beyond what is initially requested in this guideline.



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GENERAL REQUIREMENTS

1. Address numbers shall be posted on the residence and shall be visible from the street. The numbers shall not be less than 4 inches in height and contrast with their background.

In new construction, the numbers shall be illuminated for viewing the numbers at night. Illumination may be either internal or external.

2. A fire extinguisher with a minimum classification of 2A:10BC is required and shall be mounted in a conspicuous and unobstructed location. The top of the extinguisher shall not be more than 5 feet above finished floor level. A current service tag shall be attached to the fire extinguisher at all times.

The extinguisher shall be visually inspected annually and serviced every six years by a licensed company.

3. Single or multiple station smoke alarms shall be installed and maintained regardless of occupant load at all of the following locations:
 - a. On the ceiling or wall outside of each, separate sleeping area in the immediate vicinity of bedrooms.
 - b. In each room used for sleeping purposes.
 - c. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 - d. Smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.
4. The smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit.



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In new construction and in newly classified R-3.1 occupancies, required smoke alarms shall receive their primary power from building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup.

5. There shall be a minimum of two exits from the dwelling. Exterior doors shall be 36 inches with a 32 inch clear opening. (Interior doors are not regulated by the code unless required to meet accessibility requirements in Chapter 11 of the California Building Code.)

A sliding glass door may be used as a bedroom exit however in order to provide a 32 inch clear opening a 6 foot or larger door will be necessary.

Exits shall not pass through kitchens, garages, storerooms, or closets and shall not pass through more than one intervening room.

6. Bedrooms used by nonambulatory clients shall have access to at least one of the required exits, which conform to one of the following: (i.e. diagrams attached)
 - a. Egress through a hallway or area into a bedroom in the immediate area which has an exit directly to the exterior and the corridor/hallway is constructed consistent with the dwelling unit interior walls. The hallway shall be separated from the common areas by a solid wood door not less than 1 3/8 inch in thickness, maintained self closing or shall be automatic closing by actuation of a smoke detector.
 - b. Egress through a hallway which has an exit directly to the exterior. The hallway shall be separated from the rest of the house by a wall constructed consistent with the dwelling unit interior walls and opening protected by a solid wood door not less than 1 3/8 inch in thickness, maintained self-closing or shall be automatic closing by actuation of a smoke detector.
 - c. Direct exit from the bedroom to the exterior shall be 3 feet in width and not less than 6 feet 8 inches in height. A minimum of 32 inches clear exit width shall be provided.
 - d. An exit that passes through an adjoining bedroom that exits to the exterior.
7. Corridors and hallways on floors serving clients shall be a minimum of 36 inches in width.



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8. Existing stairways (except winding and spiral stairways) may be used as a means of egress provided the stairs have a maximum rise of 8 inches with a minimum run of 9 inches. The minimum stairway width may be 30 inches.
9. Provide a nonfire resistance constructed floor separation at stairs to prevent smoke migration between floors. Such a floor separation shall equivalent construction of 0.5 inch gypsum wallboard on one side of wall framing.

Exceptions:

- a. Occupancies with at least one exterior exit from floors occupied by clients.
- b. Occupancies provided with automatic fire sprinkler systems.

Doors within such floor separations shall be tight fitting solid wood at least 1 3/8 inches in thickness. Door glazing shall not exceed 1,296 square inches with no dimension greater than 54 inches. Such doors shall be positive latching, smoke gasketed and shall be automatic-closing by smoke detection.

10. Interior ramps are required in facilities housing nonambulatory clients when changes in level exceed 0.50 inches.
11. If exterior ramps, handrails, or guardrails are installed, they shall meet the requirements of the California Building Code Chapter 10 or Chapter 11 for accessibility. Plans shall be submitted to the Building Department for review and approval.
12. If the garage is attached to the dwelling, the door between the dwelling and the garage shall be maintained to be self closing and self latching. The door shall be a minimum of a 1 3/8 inch thick, solid wood door.

The garage shall not be used for sleeping purposes. There shall be no openings from the garage into any of the sleeping areas.

Maintain the garage in a neat, orderly fashion with minimal combustible storage.

Clearance around the water heater shall be maintained in accordance with manufacturer's specifications and the heater's listing. Typically, 18 inches is the required minimum clearance.



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13. Provide an evacuation sign in a central location. The sign shall be properly framed and mounted. Show paths of travel to evacuate the building and include the statement "In Case of Emergency Dial 911".
14. All drapes, hangings, curtains, drops, and all other decorative material, including Christmas trees, shall be made from a nonflammable material or shall be treated and maintained in a flame-retardant condition by means of a flame-retardant solution or process approved by the State Fire Marshal.

Exception: Individual patient room window curtains and drapes.

15. Good housekeeping shall be maintained. The storage of flammable and combustible liquids shall not be permitted.
16. Chimneys shall be equipped with a spark arrestor.

REQUIREMENTS FOR BEDRIDDEN CLIENTS

In group R-3.1 occupancies housing a bedridden client, all of the following shall apply.

1. Bedridden clients shall not be located above or below the first story except as a result of a temporary illness as defined in the Health and Safety Code. A temporary illness is an illness that persists for 14 days or less. A bedridden client may be retained in excess of the 14 days upon approval by the Department of Social Services.
2. Licensees admitting or retaining a bedridden resident shall, within 48 hours of the resident's admission or retention in the facility, notify fire department of the estimated length of time the client will retain his or her bedridden status in the facility.
3. Where clients are housed above the first story, having more than two stories in height, or having more than 3,000 square feet of floor area above the first story, shall not be less than one-hour fire-resistance-rated construction throughout.
4. Exiting requirements shall be as follows:
 - a. A direct exit to the exterior of the residence shall be provided from the client sleeping room.



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- b. Doors to a bedridden client's sleeping room shall be of a self closing, positive latching 1 3/8 inch solid wood door. Such doors shall be provided with a gasket so installed as to provide a seal where the door meets the jam on both sides and across the top. Doors shall be maintained self-closing or shall be automatic closing by actuation of a smoke alarm.
- c. Shall not have a night latch, dead bolt, security chain or any similar locking device installed on any interior door leading from a bedridden client's sleeping room to any interior area such as a corridor, hallway and/or general use areas of the residence.
- d. The exterior exit door to a bedridden client's sleeping room shall be operable from both the interior and the exterior of the residence.
- e. Every required exit doorway from a bedridden client's sleeping room shall be of a size as to permit the installation of a door not less than 3 feet in width and not less than 6 feet 8 inches in height. When installed in exit doorways, exit doors shall be capable of opening at least 90 degrees and shall be so mounted that a clear width of the exit way is not less than 32 inches.

Note: A sliding glass door can be used as an exterior exit doorway as long as it is operable from the inside and outside and the clear width of the exit way is not less than 32 inches.

- 5. Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall be electrically interconnected so as to cause all smoke alarms to sound a distinctive alarm signal upon actuation of any single smoke alarm. Such alarm signal shall be audible throughout the facility at a minimal level of 15 db above ambient noise level. These devices need not be interconnected to any other fire alarm device, have a control panel, or be electrically supervised or provided with emergency power.
- 6. An automatic sprinkler system shall be designed and installed in accordance with the CBC and CFC.



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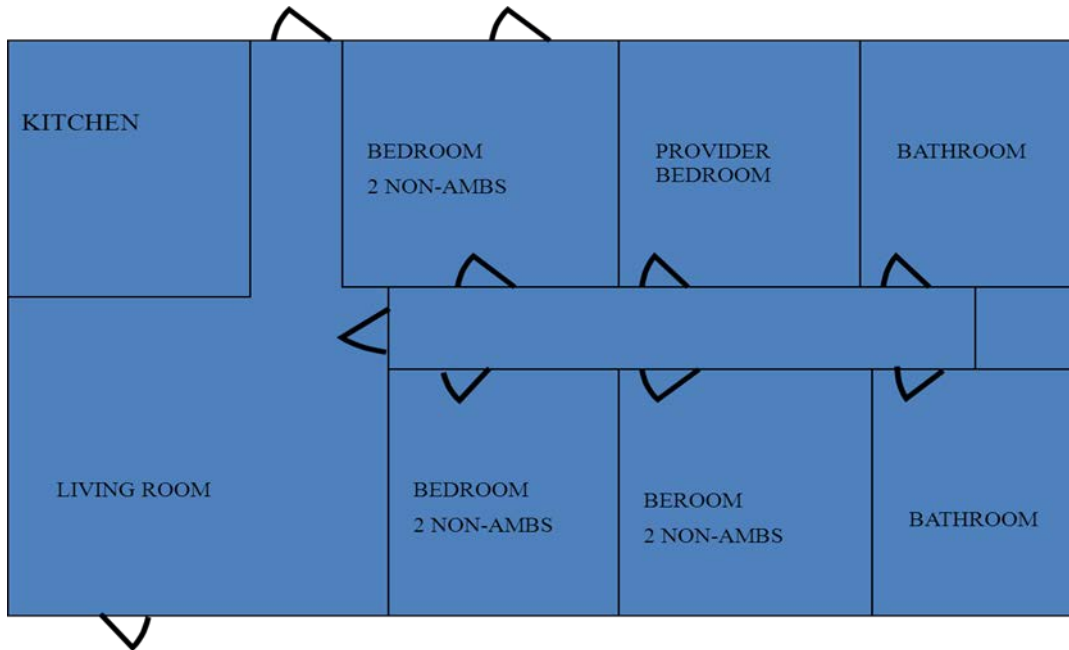
Exceptions:

- a. Existing Group R-3 occupancies converted to Group R-3.1 occupancies not housing bedridden clients, not housing nonambulatory clients above the first floor, and not housing clients above the second floor.
- b. Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with CBC Section 425.8.3.3 (see item #4 of this guideline).
- c. Pursuant to the Health and Safety Code, occupancies housing ambulatory children only, none of whom are mentally ill or mentally retarded, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and buildings or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.
- d. Pursuant to the Health and Safety Code, occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

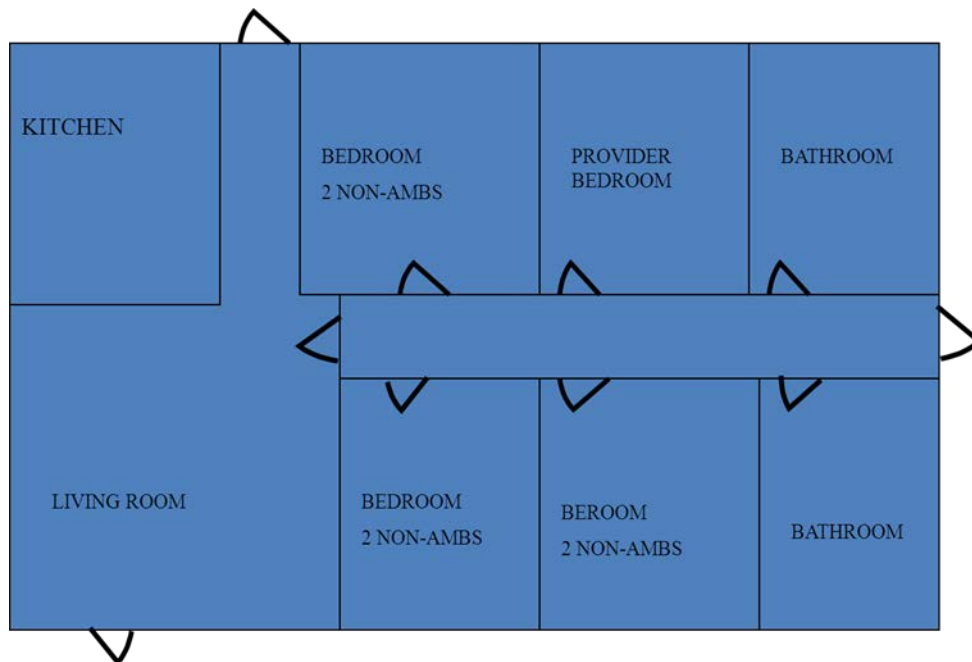


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FROM ROOM TO HALLWAY TO ROOM TO OUTSIDE



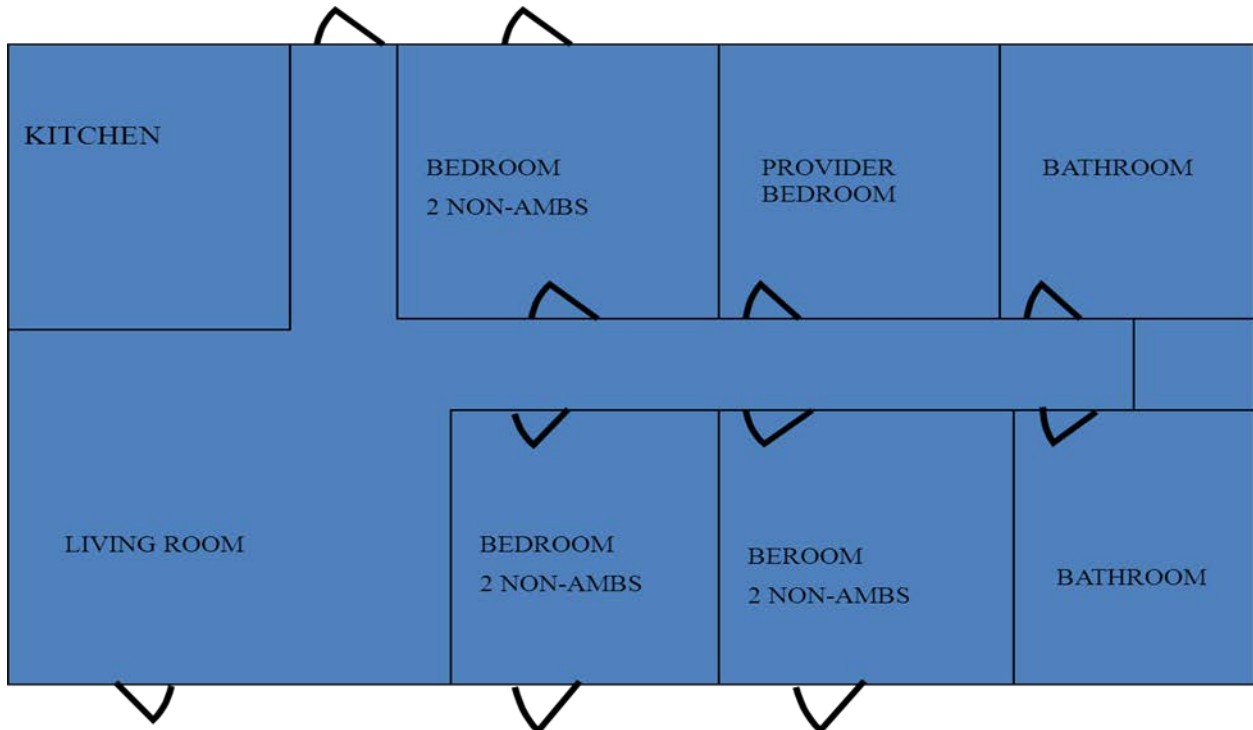
FROM ROOM TO HALLWAY TO OUTSIDE





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DIRECT EXITS TO THE OUTSIDE



FROM ROOM TO ROOM TO OUTSIDE

